7618 171ST SUN VALLEY PLACE THE VILLAGES FL 32162

https://candiscarmichael.com









PRICE REDUCTION AND GOLF CART INCLUDED Welcome to this beautifully maintained 2-bedroom, 2-bath Marathon Courtyard Villa with a private den in the desirable Village of Calumet Grove. Ideally located just minutes from the Nancy Lopez Legacy Golf & Country Club, championship golf, recreation centers, shopping, dining, multiple dog parks and walking trails and everything else [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1332 sq ft

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRG5115381

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/G5115381

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1332 sq ft

Year built: 2003

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 1 day ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 3920 sq ft

SubdivisionName: ASHLEIGH VILLAS

GarageSpaces: 1

Location Details

Township: 17S

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Property Features

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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile, Luxury Vinyl, Vinyl

Laundry Features: Gas Dryer Hookup, In Garage

Patio And Porch Features: Patio

Parking Features: Garage Door Opener, Golf Cart Parking

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Exterior Features: Courtyard, Private Yard, Rain Gutters

Fencing: Vinyl

Roof: Shingle

Security Features: Smoke Detector(s)

Window Features: Blinds, Window Treatments

Architectural Style: Courtyard

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Vegetation: Mature Landscaping

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Gas

Furnished: Unfurnished

Lot Features: Near Golf Course, Paved

Property Details

Subdivision Name: ASHLEIGH VILLAS

Parcel Number: 6702-055-000

Levels: One

Direction Faces: Northeast

Builder Model: Marathon

Foundation Details: Slab

Construction Materials: Vinyl Siding, Frame

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

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Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Park, Pickleball Court(s), Playground, Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Pool, Racquetball, Restaurant, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $4,655

Tax Other Annual Assessment Amount: 513

Tax Legal Description: SEC 32 TWP 17 RGE 23 PLAT BOOK 007 PAGE 053 VILLAGES OF MARION ASHLEIGH VILLAS LOT 55

Tax Lot: 55

Rooms

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Room type	Dimensions	Length	Width
Primary Bedroom	14x12	12	14
Primary Bathroom			
Bathroom 2			
Bedroom 2	11x11	11	11
Living Room	15x17	17	15
Dining Room	10x10	10	10
Kitchen	11x10	10	11
Den	15x8	8	15

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Pool, Racquetball, Restaurant, Tennis Court(s), Street Lights

WindowFeatures: Blinds, Window Treatments

ExteriorFeatures: Courtyard, Private Yard, Rain Gutters

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Courtyard

NewConstructionYN: No

Heating: Central, Gas

Exterior material: Frame, Vinyl Siding

Roof: Shingle

Parking: Garage Door Opener, Golf Cart Parking

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Lock Box Electronic, No Lockbox, See Remarks, ShowingTime

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